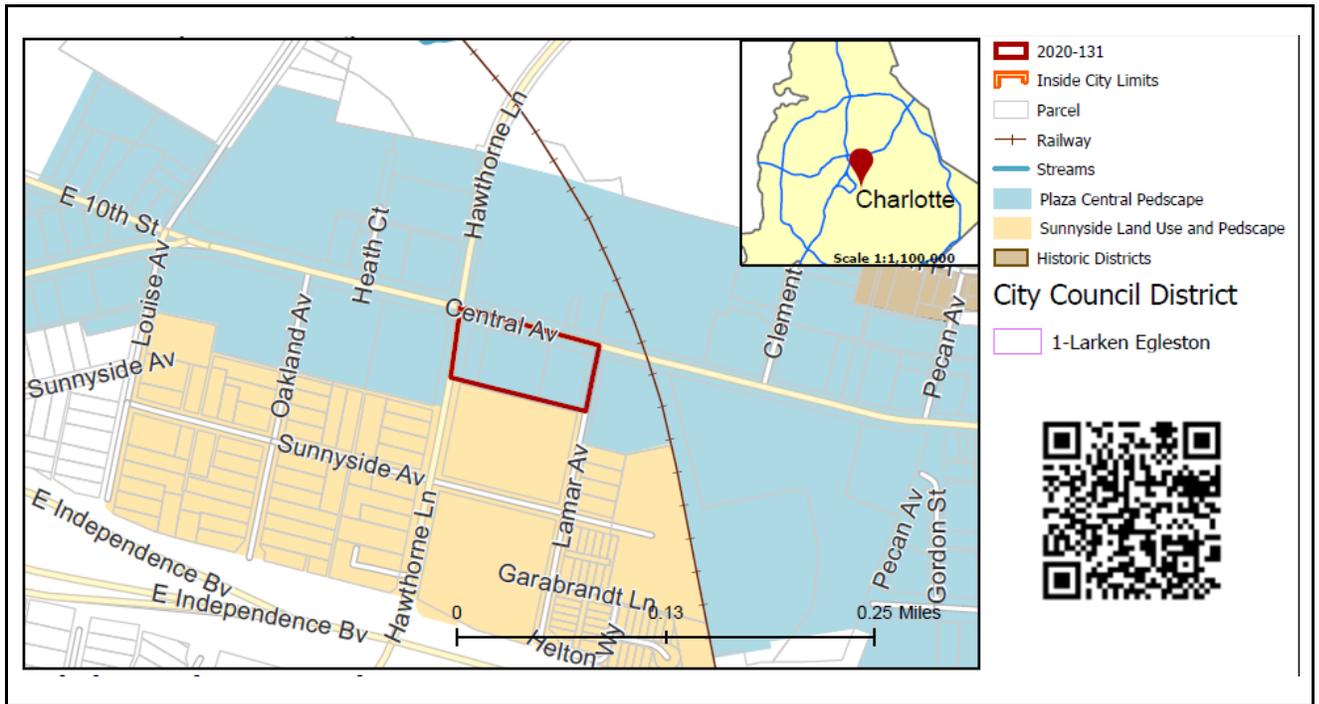


REQUEST

Current Zoning: B-2 PED (general business, pedestrian overlay)
Proposed Zoning: TOC-CC PED (transit oriented development, community center, pedestrian overlay)

LOCATION

Approximately 1.54 acres located along the south side of Central Avenue, the east side of Hawthorne Lane, and north of Independence Boulevard.



SUMMARY OF PETITION

The petition proposes to rezone the subject site in order to permit all uses allowed in the TOD-CC district.

PROPERTY OWNER

1204 Central LLC

PETITIONER

John Nichols, The John Nichols Company

AGENT/REPRESENTATIVE

Jeffrey Alexander, The John Nichols Company

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Plaza-Central Pedescape Plan* (2003) recommendation for Office Mixed-Use (office/multi-family greater than 12 units per acre/limited retail).

Rationale for Recommendation

- The request is within .08 mile of the adopted LYNX Gold Line Sunnyside stop on Hawthorne Lane.
- The TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

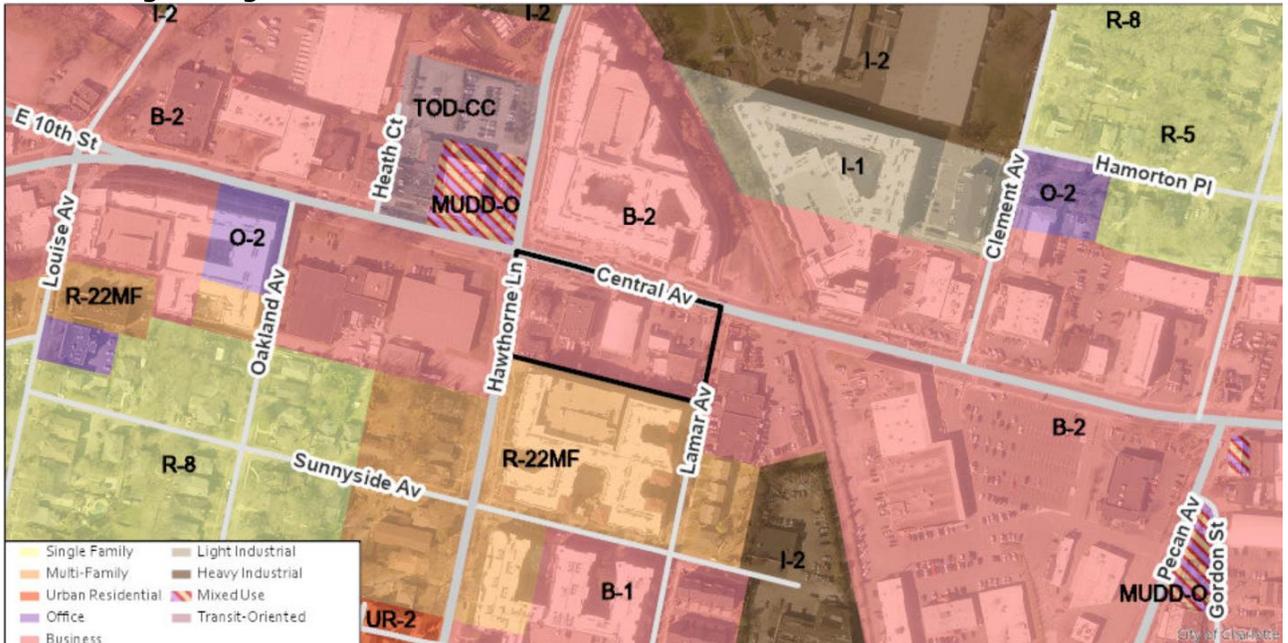
- This petition would allow a richer mix of uses to help this property be in keeping with the vision of the *Plaza-Central Pedscape Plan's* overall vision of "creating a vibrant, mixed use district..."

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The rezoning site is developed with EDEE, retail, and office uses and are surrounded by a mix of residential (single family and multi-family) developments, retail, office, and industrial uses.



Rezoning site along Central Avenue



Rezoning site along Central Avenue.



North, across Central Avenue, is a multi-family residential development.



East, along Central Avenue, are office, retail, and residential uses.

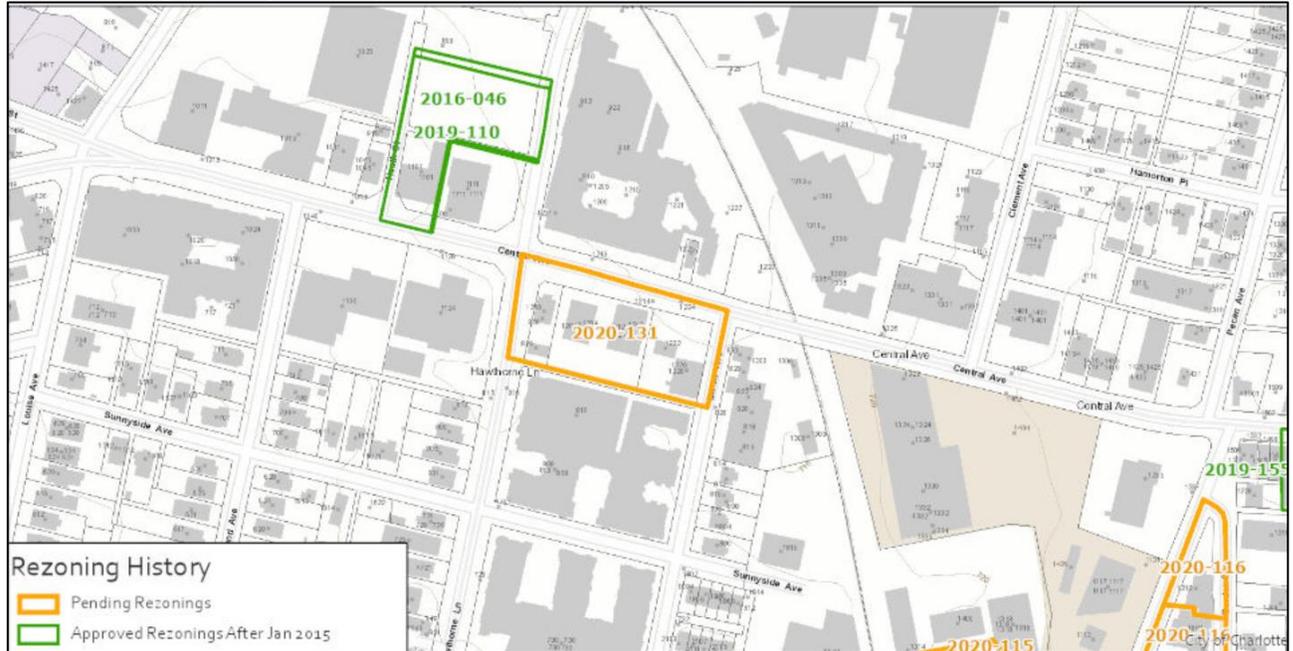


South are single family homes and multi-family residential development.



The rezoning site (denoted by blue star) is surrounded by a mix of residential and non-residential uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-116	Rezone 0.58 acres from MUDD-O PED and B-2 PED to TOD-UC.	Pending
2020-115	Rezone 2 acres from B-2 PED to TOD-UC PED.	Pending
2019-155	Rezoned 0.18 acres from B-2 PED to B-2 PED(O).	Approved
2019-110	Rezoned 1.24 acres from MUDD-O PED to TOD-CC PED.	Approved
2016-046	Rezoned 1.24 acres from B-2 PED to MUDD-O PED.	Approved

• **Public Plans and Policies**



- The *Plaza-Central Pedscape Plan* (2003) recommends Office Mixed-Use (office/multi-family greater than 12 units per acre/limited retail) for the subject parcels.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on two major thoroughfare roads. Site plan review of ordinance requirements will occur during the land development permitting process since this is a conventional rezoning

request. Chapter 19 of the City Code may apply, requiring the developer to provide street improvements for their frontage.

- **Active Projects:**

- LYNX Silver Line Light Rail
 - 26-mile light rail from Town of Matthews, Uptown Charlotte, to City of Belmont/Gaston County
 - A shared use bicycle/pedestrian path adjacent to this alignment is also being planned as the Silver Line Rail Trail
 - This rezoning site is approximately 0.4 miles from the proposed Pecan Ave station and 0.5 miles from the proposed Central Ave station
 - Currently in Pre-Project Development/Early Scoping, proposed opening in 2030
- LYNX Gold Line – Phase Two – Sunnyside Extension
 - This project will extend the Gold Line street car to a stop at Sunnyside Ave (approximately 350 feet from this rezoning site)
 - Currently under construction – Estimated completion mid 2021
 - A future unfunded phase is proposed to extend further from Sunnyside Ave, crossing Central Ave along Hawthorne Ave and then turning south to Clement Ave to Central Ave where it would run east to Eastland Transit Center
- Cross Charlotte Trail – 7th to 10th Street
 - This project will close a gap in the Little Sugar Creek Greenway along the I-277/US-74 interchange. A two-way cycle-track will also be constructed across the Central Ave bridge from 7th St. to/along Prospect St to Jackson Ave.
 - Currently under construction – Estimated completion late 2021
- New traffic signal at Hawthorne Lane and Sunnyside Avenue – Under Construction – Estimated Completion late 2020
- Sunnyside Avenue Sidewalk – install sidewalk on Sunnyside Ave from Louise Ave to Hawthorne Ln – Under Construction – Estimated Completion early 2020

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 2,160 trips per day (based on 22,134 square feet of retail).

Entitlement: 1,770 trips per day (based on 16,500 SF of retail).

Proposed Zoning: too many uses to determine (based on proposed TOD-CC)

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. See advisory comments at www.rezoning.org.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Central Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Central Avenue. See advisory comments at www.rezoning.org.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782